

Minutes
August 9, 2007
8:00 pm
Public Hearing Continuation – Anaceron and Small

Board Members Present: Rene Wood, Chairman
Anthony Gulotta
Margaret Martin
Chris Tomich
David Smith Sr.

Other Staff Present: Rhonda LaBombard, Assistant to Planning Board
Sign In Sheet Attached

R. Wood opened the hearing and read the chronology of the hearing to date.

Margaret Martin was not present at the hearing but has listened to the recording of the hearing and signed off on doing so and thus may participate in this hearing.

Attorney Nicholas L. Parsenios was present for the applicant. Discussion ensued on whether or not an APR is a legal boundary line, date of the lot divisions, ownership changes and date APR was created. The Board reviewed the boundary lines of the entire parcel. Attorney Parsenios stated he did not get definite answers from either the Registrar of Deeds or a title company regarding whether an APR boundary creates a legally recognized lot line.

Mike Parson was present and discussed the process in which the Registry of Deeds records an APR and stated that the APR on this parcel never became part of the property deed. The current process for hand line APR's was discussed, with the Larkin property, as a recent example.

New Marlborough has approved the right of way to the parcel. The applicant would like to build a house on the Sheffield portion of the parcel with access from the New Marlborough portion of the parcel.

Anthony Gulotta moved to close the hearing, seconded by Margaret Martin. The motion carried unanimously.

Respectfully submitted:

Rhonda LaBombard
Assistant to Planning Board